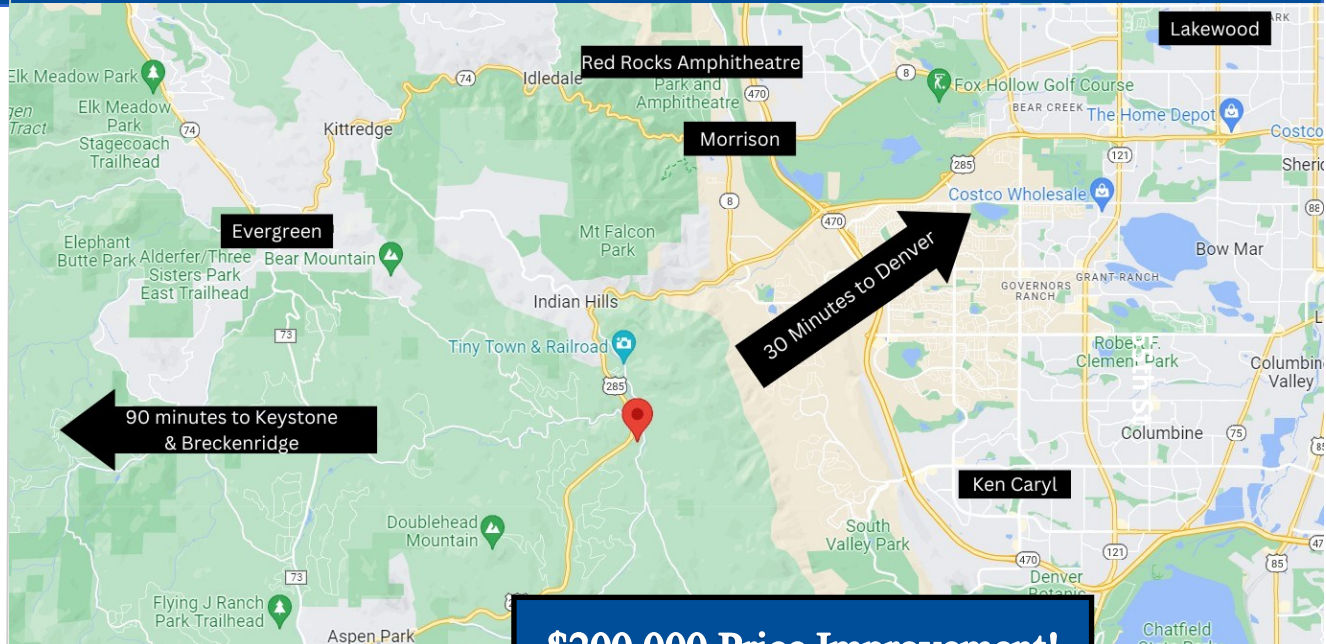


Office
Building
For Sale

19316 Goddard Ranch Ct

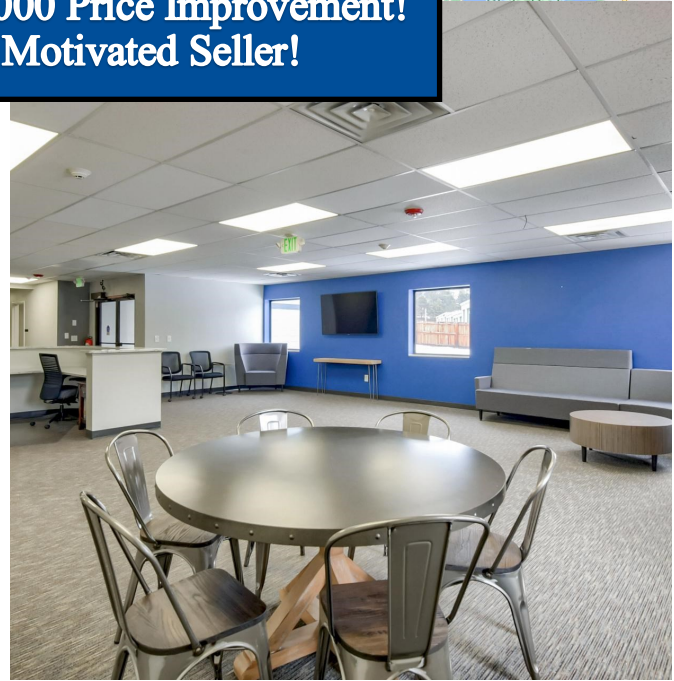
Morrison, CO 80465



Property Details:

- List Price: \$2,00,000
- Lease Rate: \$21.91/SF NNN (est \$6.59)
- **Introductory lease rate of \$15/SF NNN for the 1st Year of a 3+ Year Lease!**
- Square Feet: 8,302
- Year Built: 1992
- Use: Office
- Zoned for Industrial Use
- Parking: 50 Spaces
- Fiber+ Internet

\$200,000 Price Improvement!
Motivated Seller!



For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
jim@thomasratay.com
For Showings: 303.543.0625

RE/MAX
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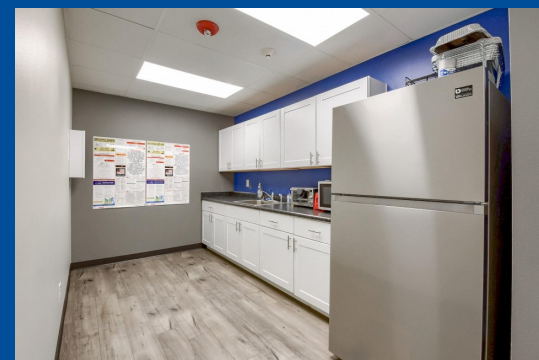
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 803032 | 303.543.0625 | 303.499.1755 (fax)

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Office
Building
For Sale

19316 Goddard Ranch Ct

Morrison, CO 80465



TRAFFIC COUNTS:

Hwy 285 & Goddard
Rach Ct

- Avg. 29,041
Daily Volume

Demographics	1-mile	3-mile	5-mile
2022 Est. Population	391	7,752	30,396
2027 Proj. Population	397	7,834	30,962
2022 Est. Households	148	2,873	11,672
2027 Proj. Households	151	2,905	11,895
2022 Est. Average HH Income	\$194,913	\$195,015	\$158,064
2022 Est. Median HH Income	\$173,000	\$174,218	\$130,633
2022 Est. Median Housing Value	\$865,079	\$865,082	\$630,533

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RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 80302 | 303.543.0625 | 303.499.1755 (fax)

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